

Esdaile, Sandyhill Road

BANFF, AB45 1BE



Exceptional, unique Grade C listed property circa 1900, which retains the character and charm of a bygone era



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Esdaile, Sandyhill Road is situated in a quiet, prime residential area of Banff, a historic, picturesque seaside town on the Moray Coast, offering spacious, versatile living accommodations over two floors and is presented to the market in fantastic condition.

The current owners, during their tenure, have maintained, modernised and upgraded the property when and where necessary, but have retained a multitude of original features, including the original fireplaces, stunning ceiling cornices with centre roses, pitch pine panel doors and high skirting boards, to name but a few. In addition, the property further benefits from full double glazing and gas central heating. The property would benefit from some minor redecoration. This substantial property with many potential opportunities will make a superb family home with room to grow, would also suit the extended family living, or has huge potential for business purposes, such as a lucrative Holiday home. Early viewing is a must, and is highly recommended; you will not be disappointed.

THE LOUNGE



Access through the vestibule, which in turn leads to the welcoming traditional reception hall, which exudes grandeur. There are three principal rooms on the ground floor providing flexible accommodation. The spacious formal lounge with its bay window is located on the south side of the property, with an original working fireplace, detailed cornicing and French doors leading to the side garden that flooded this room with natural light.

The family room is on the north side of the property, again with a large bay window, original working fireplace and detailed cornice. The dining room is also fitted with a multitude of original features and furnishings.

THE FAMILY ROOM



THE DINING ROOM



THE KITCHEN



The kitchen is partially integrated, modern in style, with floor and wall-mounted units. The Belfast-style sink is also a fantastic addition.

The rear hall also provides access to the utility room, a cloakroom with a shower cubical the rear garden and an integrated garage



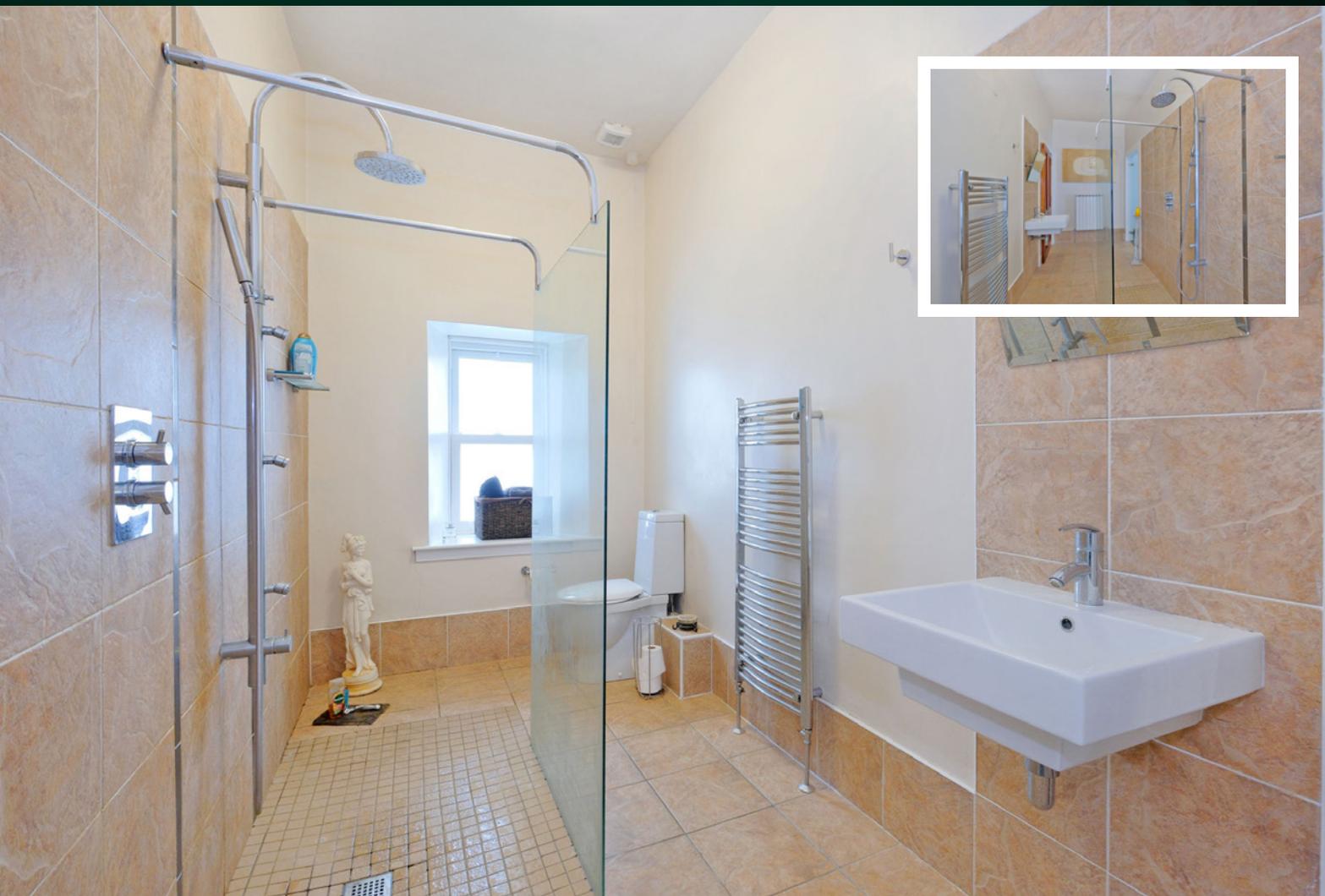
THE UTILITY & SHOWER ROOM





A carpeted staircase with a wooden balustrade leads to the spacious first-floor landing. The master bedroom is bright and spacious with a walk-in wardrobe, an en-suite bathroom with a separate shower room, which also has the facility to be accessed from the main landing, creating a Jack and Jill styled bathroom. There are a further four double bedrooms of various sizes, one of which also has an en-suite shower room.

THE JACK & JILL SHOWER ROOM



THE MASTER BEDROOM



The master bedroom is bright and spacious with a walk-in wardrobe, an en-suite bathroom



BEDROOM 2



BEDROOM 3



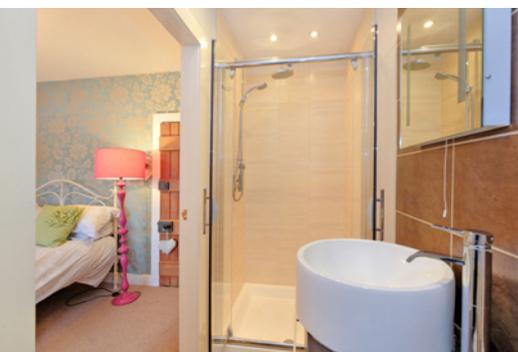
BEDROOM 4



BEDROOM 5



a further four double bedrooms of various sizes, one of which also has an en-suite shower room





A further hidden staircase to the rear of the first-floor landing leads to the huge converted attic space. A fantastic addition which could be utilised for a multitude of purposes.

THE ATTIC ROOM



The property boundary is surrounded by a perimeter wall or high hedging. Off-street parking is available to the side or at the rear of the property for a multitude of vehicles. The gardens have been landscaped over the years and are split into two levels, with borders that contain a variety of seasonal shrubs, plants and flowers. Mature trees enhance the grounds with several seating areas throughout the garden, designed to maximise relaxation in the sun and alfresco dining and entertaining.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 317m² | EPC Rating: E



THE LOCATION

Located in the picturesque town of Banff, on the Moray Firth's coastal footpath. From here, you are within a short drive or walk to some of the most talked-about beaches on the Moray Coast, where an abundance of wildlife can be seen, including seals, dolphins, and numerous bird species that frequent this coastline.





Banff is a historic town which boasts spectacular scenery in and around the locality. The historic Duff House, stunning marina, harbours, and spectacular rugged coastline and beaches are all close by. The area boasts several charming tearooms, delicatessens, eateries, and hotels, all of which contribute to its appeal, drawing numerous visitors, especially during peak seasons.

Other amenities one would expect from a vibrant seaside town, such as banking options, an NHS health centre and hospital, small shops, a Post Office, restaurants, and major supermarkets, are within walking distance. Banff has a good academic reputation with a choice of primary schools in the area, with secondary education available at the recently constructed Banff Academy.

There are also numerous leisure facilities available in the area, including two immaculate eighteen-hole links golf courses, The Duff House Royal and the famous Royal Tarlair golf course. The River Deveron is on your doorstep, which is renowned for its salmon and trout fishing. The Angler is spoilt for choice with numerous local rivers, beaches, and rugged coastline to fish. A comprehensive East Coast bus network operates through Banff.



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